



9 Coedyclun, Kidwelly, Carmarthenshire SA17 4BH £129,995

Welcome to Coedyclun, Trimsaran, a three bedroom semi-detached house which offers a perfect blend of comfort and convenience, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The layout of the home is practical, allowing for a seamless flow between the living areas and bedrooms, making it a wonderful space to create lasting memories. Situated in the picturesque surroundings of Trimsaran, residents can enjoy the tranquillity of village life while still being within easy reach of local amenities. This property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its appealing features and prime location, this semi-detached house is not to be missed. Whether you are a first-time buyer or seeking a family home, this residence is sure to meet your needs and exceed your expectations. Energy Rating - D, Council Tax Band - We are advised A, Tenure - We are advised Freehold.



Ground Floor

Entrance

Access via entrance door leading into:

Hall

Smooth ceiling, stairs to first floor, radiator.

Lounge 17'5 x 12'8 approx (5.31m x 3.86m approx)

Smooth ceiling, wall mounted electric fire, uPVC double glazed window to front, radiator, uPVC double glazed window to rear.

Kitchen with Breakfast Area 17'7 x 9'5 approx (5.36m x 2.87m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, one and half stainless steel sink unit with mixer tap, plumbing for washing machine, electric four ring hob with extractor hood over, electric oven, tiled effect vinyl floor, uPVC double glazed window to rear, uPVC double glazed window to front, uPVC double glazed entrance door to rear garden, under stairs storage cupboard, radiator, space for table and chairs, integrated fridge.

First Floor

Landing

Access to loft space, uPVC double glazed window to rear, smooth ceiling.

Bedroom One 12'10 x 8'11 approx (3.91m x 2.72m approx)

Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to front with views of open countryside, storage cupboard with hanging rail and shelf.

Bedroom Two 9'4 x 10'7 approx (2.84m x 3.23m approx)

Smooth ceiling, laminate wood floor, storage cupboard, radiator, uPVC double glazed window to front with views of open countryside.

Bedroom Three 10'3 x 8'6 approx (3.12m x 2.59m approx)

Smooth ceiling, laminate wood floor, storage cupboard housing wall mounted boiler with BAXI boiler, hanging rail and shelf, uPVC double glazed window to rear.

Family Bathroom 6'4 x 7'1 approx (1.93m x 2.16m approx)

A white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with handheld shower, smooth ceiling, tiled walls, wall mounted towel heater, grey vinyl floor, uPVC double glazed obscure glass window to rear.

External

The front of the property is laid to lawn with side pedestrian access via a gate which leads to good size rear garden. The rear garden is laid mainly to lawn with two paved areas. Two storage sheds and external W.C.

Council Tax Band

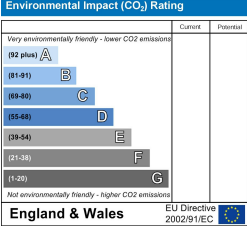
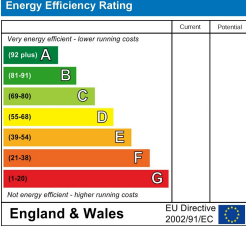
We are advised the Council Tax Band is A

Tenure

We are advised the tenure is Freehold

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



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Ground Floor
447 sq.ft. (41.5 sq.m.) approx.



1st Floor
454 sq.ft. (42.1 sq.m.) approx.



Total Floor Area : 901 sq.ft. (83.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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